



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**287 Rivercrest Boulevard
Cochrane, Alberta**

MLS # A2283312



\$815,000

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,475 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Basement Washer / Dryer		

Located in the prestigious community of Rivercrest, this beautifully designed home offers nearly 3,500 sqft. of finished living space, thoughtfully crafted for both comfort and elevated everyday living. Flooded with natural light and positioned to capture stunning views of downtown Cochrane and mountain views to the west. This home features 3 spacious bedrooms on the upper floor plus a main-floor flex room, ideal as a private home office or 4th bedroom with the added versatility of a Murphy bed, along with a 1-bedroom suite on the lower level. The main level welcomes you with 9 ft ceilings, a spacious foyer and a seamless open-concept layout anchored by expansive windows and a large sliding patio door. The kitchen is both stylish and functional, featuring an expansive “island, ample counter space, and built-in appliances, perfect for entertaining and everyday living. The living and dining areas are warmed by a cozy fireplace, creating an inviting atmosphere for gatherings and quiet evenings alike. The fully developed lower-level one-bedroom walk-out suite features 9 ft ceilings, a kitchenette, large windows, a bright open feel, beautiful ensuite bathroom, ample storage and a separate entrance, offering exceptional flexibility for extended family, guests, or as extra rental income. Upstairs, a centrally located bonus room provides the ideal space for family movie nights or a children’s play area. The primary retreat offers a serene escape, complete with a spa-inspired ensuite featuring double sinks, a tiled shower, and a soaker tub. For added convenience, the laundry room connects directly to the primary walk-in closet. Two additional bedrooms are thoughtfully positioned alongside a 5-piece bathroom with a separate sink area and a charming reading nook. Step outside to enjoy the evening sun and panoramic views of the town, surrounding hills, and mountain

range from the oversized back deck. Set on a quiet street in a boutique community known for its scenic surroundings and future school site, Rivercrest offers a strong sense of neighbourhood and exceptional access to downtown Cochrane, Spray Lakes Recreation Centre, and an easy commute to Calgary.